

**MANAGING COMMITTEE  
2015 - 2016**

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Vimal Shah

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Mayur Shah

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Deepak Goradia  
Boman R. Irani  
Harish Patel

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Nainesh Shah

**HON. TREASURER**  
Sukhraj Nahar

**CEO**  
S. Shahzad Hussain  
I.A.S. (Retd.)

**SPECIAL PROJECTS**  
Bandish Ajmera  
Rasesh Kanakia  
Parag Munot

**HON. JOINT SECRETARIES**  
Ashok Mohanani  
Sandeep Runwal  
Lakshman Bhagtani

**JOINT TREASURER**  
Mukesh Patel

**CO-ORDINATORS**  
Jagdish Ahuja  
Pujit Aggarwal  
Domnic Romell

**COMMITTEE MEMBERS**

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Nayan Bheda  
Sanjay Chhabria  
Shailesh Sanghvi  
Tejas Vyas  
Jitendra Jain  
Sandeep Raneja  
Munish Doshi  
Navin Makhija  
Rushank Shah  
Deepak Gundecha  
Pratik Patel  
Rajeev Jain  
Diipesh Bhagtani  
Dhaval Ajmera  
Shyamal Mody  
Nikunj Sanghavi  
Digant Parekh

**PAST PRESIDENT**

Paras Gundecha  
Sunil Mantri  
Pravin Doshi  
Mohan Deshmukh  
Mofatraj Munot  
Niranjan Hiranandani  
Rajni S. Ajmera  
Late G. L. Raheja  
Late Lalit Gandhi  
Late Babubhai Majethia

**MCHI-CREDAI UNITS**

**President, Thane**  
Suraj Parmar  
**President, Kalyan-Dombivli**  
Praful Shah  
**President, Mira Virar City**  
Ashit Shah  
**President, Raigad**  
Vikas Bhamre  
**President, Navi Mumbai**  
Arvind Goel

**MCHI - CREDAI**

*o/c*

Ref. No. : MCHI/PRES/15-16/167

January 20, 2016

To  
**Hon'ble Shri Devendra Fadnavis**  
Chief Minister  
Government of Maharashtra,  
Mantralaya,  
Mumbai - 400 032.

**Subject: Ease of Doing Business EODB/ Land Records and Revenue**

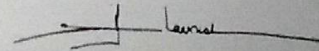
Respected Sir,

Please find attached copies of Annexures herewith, this letter which is prepared by our office bearer of MCHI-CREDAI & the major bottlenecks in Revenue Department that hamper the development of Real Estate Industry.

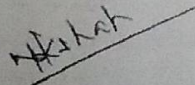
MCHI-CREDAI is attaching the constraints/ difficulties faced at various levels in the Revenue Department as well as Taluka Inspector of Land Records in Thane, Palghar & Raigad Districts in MMR Jurisdictions, etc.

On behalf of MCHI-CREDAI we would like to request you, to look into the matter and instruct the concerned to expedite the pending proposals at various levels. I also feel that these services may be brought under the Right to Services Act with a reasonable time frame for each step of action at the field level. You may be aware that survey/ measurement works may be hampered due to shortage of related, technically qualified staff and the large work load in MMR areas. May I suggest that in order to meet the requirement, you may allow for a temporary shift of said staff from neighbouring Districts where there may be less work load in the field.

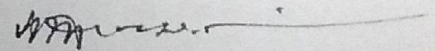
Yours faithfully,  
For MCHI-CREDAI



**Dharmesh Jain**  
President



**Nainesh Shah**  
Hon. Secretary



**S. S. Hussain (I.A.S. Retd)**  
C.E.O.

**MCHI-CREDAI**

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
Tel.: 4212 1421, Fax : 4212 1411 / 407 • Email: secretariat@mchi.net • Website : www.mchi.net

**DIFFICULTIES ARISE AT TILR AT VASAI - VIRAR**

Sr. No.	Type of Hardship / Difficulties	Our Suggestions
1.	<p><b><u>GUT- BOOK / KJP/M.R.Plan / Village Map / Akarband</u></b>            After applying for <u>Gut- Book / KJP /M.R.Plan / Village Map / Akarband</u> sometime their records are damaged. It takes 15 days to 1 month to get CTS Plan.</p>	<p>It is our suggestion to the department that all the records would be properly updated in time. Since the main records are at Settlement Commissioner's office at Pune, one duplicate copy of the all records requested to kept at every TILR office at all Districts. If records are damaged, the staff may be requested to prepare new plans from main records. This will avoid the delay the applications in time frame of 2 days. All records may be incorporated in computerized format for easy processing, such that it could be available within 2-3 days.</p>
2.	<p><b><u>Issue of TILR Plan</u></b></p>	<ol style="list-style-type: none"> <li>1. It is our suggestion to make all TILR Plans, Records, Gut Book Maps etc. would be available in public domain and their staff may upload all their plans and data in TILR's website.</li> <li>2. Time limits could be fixed for issue of the TILR Plans and it could be issued within maximum of 15 days from the date of the application.</li> <li>3. <u>City Survey Plans to be finalized as soon as possible:</u>              It is our suggestion that the city survey needs to be conducted within a limits of Municipal Corporation areas at the earliest. This is mandatory as per the GR issued by the State Government. In order to achieve this, it is very important that each and every TILR office is instructed to finalize the City Survey Plans at the earliest as this <b><u>WOULD BRING IN THE PROCESS OF PROPERTY CARDS IN ALL MUNICIPAL CORPORATION AREAS</u></b>.</li> </ol>
3.	<p><b><u>T.I.L.R. - N.A. MEASUREMENT</u></b></p>	<p>It is our suggestion to direct TILR, in case where layout approval is already taken and required CFC shown for the layout, in those cases, the TILR need not be insisted for Separate CFC in additional NA land at the time of NA Measurement.</p> <p>Also suggested that the TILR need not be insisted for 15% R.G. and 5% CFC in layout cases.</p>
4.	<p><b><u>Boundary fixation measurement part of land where 7/12 Extract are in name of Samaik Hissedars and part survey nos.</u></b></p>	<p>In case a particular owner who is having exclusive possession of land and if he/she wants to fix boundary of his part, in that case signatures of other Hissedars may need not be insisted.</p> <p>TILR needs to confirm the measurement mandatorily from Samaik Hissedars.</p>
5.	<p><b><u>Sub-Division / Amalgamation</u></b>            The planning authority approves the plan of the contiguous land, however in the land records of the TILR / Revenue Department, there is no procedure for amalgamation of</p>	<p>In Vasai-Virar region, there must be a clear procedure and provision for Sub-Division / Amalgamation.</p>

	lands.	<p>At present there is no clarity or procedure as to how it would happen.</p> <p>For this also there is at present no clarity or procedure as to how it would happen.</p>
6.	<p><b><u>Separate 7/12 Extract after handing over of Reservation land to the Corporation.</u></b></p> <p>The present practice is, when owner handed over his land to Corporation, they wants their name on 7/12 Extract. Talathi taken entry on 7/12 Extract as per Handing over Agreement.</p> <p>At present there is no clarity for separate 7/12 Extract with entry of Corporation name.</p>	<p>It is our suggestion that all the Tahasildar may issue a fresh 7/12 Extract with entry of Corporation name on it.</p>
7.	<p><b><u>Sub-Division / Amalgamation for Affordable Housing.</u></b></p>	<ol style="list-style-type: none"> <li>1. In case of an Affordable Housing scheme, it is to be conveyed that the 25% land to the Planning authority after the development which will require sub-division of the contiguous land. For this also there is at present no clarity or procedure as to how it would happen.</li> <li>2. As such it is required that a <b><u>TILR SECTION IN VASAI VIRAR CITY MUNICIPAL CORPORATION MAY BE REQUESTED TO INITIATED AS SOON AS POSSIBLE FOR SUB-DIVISION AND AMALGAMATION OF AFFORDABLE HOUSING SCHEMES.</u></b></li> </ol>
8	<p><b><u>REVISED NA - THE DESIGNATED POWERS OF THE COLLECTOR MAY BE ABOLISHED / DISCONTIUNED..</u></b></p> <p>Presently the Collector has insisted revised N.A. because the earlier N.A. was for plotting proposal and current proposal is of a building proposal.</p>	<p>Now, N.A. is a non-agricultural permission for the conversion of agricultural land to non-agriculture use of land and once a N.A. is there for a land, requirement of a revised N.A. need not be insisted just because the plans of development of the land have been amended.</p> <p>Requirements of N.A. permission need not be insisted for the same land twice.</p> <p>Hence, it is advised that <b><u>revised NA. requirement of Collector could be abolished / discontinued as soon as possible.</u></b></p>

**DIFFICULTIES ARISE AT TILR/DILR AT MIRA BHAYANDER**

Sr. No.	Type of Hardship / Difficulties	Our Suggestions
1.	<p><b><u>GUT- BOOK / KJP /M.R.Plan / Village Map / Akarband</u></b>            After applying for <u>Gut- Book / KJP /M.R.Plan / Village Map / Akarband</u> sometime their records are damaged. It takes 15 days to 1 month to get CTS Plan.</p>	<p>It is our humble suggestion to the department that all the records would be properly and updated in time. Since the main records are at Settlement Commissioner's office at Pune, one duplicate copy of the all records requested to kept at every TILR office at all Districts. If records are damaged, the staff may be requested to prepare new plans from main records. This will avoid the delay the applications in time frame of 2 days. All records may be incorporated in computerized format for easy processing, such that it may be available within 2-3 days.</p>
2.	<p><b><u>Issue of TILR Plan</u></b></p>	<ol style="list-style-type: none"> <li>1. It is our suggestion to make all TILR Plans, Records, Gut Book Maps etc. would be available in public domain and their staff may upload all their plans and data in TILR's website.</li> <li>2. Time limits could be fixed for issue of the TILR Plans and it could be issued within maximum of 15 days from the date of the application.</li> <li>3. <u>City Survey Plans to be finalized as soon as possible:</u>            It is our suggestion that the city survey needs to be conducted within a limits of Municipal Corporation areas at the earliest. This is mandatory as per the GR issued by the State Government. In order to achieve this, it is very important that each and every TILR office is instructed to finalize the City Survey Plans at the earliest as this <u>WOULD BRING IN THE PROCESS OF PROPERTY CARDS IN ALL MUNICIPAL CORPORATION AREAS).</u></li> </ol>
3.	<p><b><u>SANAD FOR CLASS 1 LANDS AND 7/12 EXTRACTS OF CLASS -1 LANDS</u></b></p>	<p>Grant of Sanad by the Collector-Thane to Class 1 Lands may be automatic on payment of conversation charges by the land owner / Developer.</p> <p>The 7/12 Extract for Class 1 Lands may be notified online on the Website of Collector Thane.</p>
4.	<p><b><u>PROCESS OF GRANT OF SANAD SIMPLIFIED AND TIME BOUND FOR CLASS 2 LANDS</u></b></p>	<ol style="list-style-type: none"> <li>i. It is our suggestion that the concerned revenue authority could be defined explicitly to whom the application may be submitted directly for the Grant of Class 1 &amp; Sanad.</li> <li>ii. The application for grant of Grant of Sanad needs to be submitted to Planning Authority with CC to concerned revenue authority, so that concerned revenue authority as mentioned in clause 42A. (1) (a). of the GR dated 22 Aug, 2014, may start expediting the application without any delay of receipt of the application from the planning authority.</li> <li>iii. Encumbrances may be defined as any specific civil court order restraining the development of land in question.</li> <li>iv. It is suggested that the Conversion Charges need to be announced based on certain percentage of Ready Reckoner rates and be made Public.</li> <li>v. The whole process from the submission of application to issuance of demand letter for payment of Conversion Charges need to be made time bound, i.e. 30 days, within which the demand letter for conversion charges of land use may be rolled out else the reason of non issuance of demand letter may be issued, so that the same may be complied as soon as possible.</li> <li>vi. In case the issuance of demand letter or reason of non issuance of demand letter is not made, it shall be assumed automatically that the Sanad has been granted to the property in question.</li> </ol>

		It is suggested that Sanad may be granted within 30 days of payment of conversion charges.
4.	<p><b><u>CONVERSION OF LAND AND CONVERSATION CHARGES</u></b></p> <p>a. The planning authorities generally consulted Circle Officers &amp; Tahsildars of the local villages and got respective Class Certificates to their queries about the class of land, its possession and encumbrances and on ascertaining which, the planning authorities gave further development permissions as per M.R.T.P. Act, 1966.</p> <p>b. <i>However these replies from Circle Officers &amp; Tahsildars were later cancelled by the respective Collector and In turn all the permissions granted on the basis of Class 1 certificates issued by the Circle Officers &amp; Tahsildars were issued cancellation notice by the respective planning authorities</i></p>	<p>As per G.R. dated 22<sup>nd</sup> August, 2014, the Maharashtra Land Revenue Code (Amendment) Ordinance, 2014 (Mah. Ord. XVII of 2014), published under the authority of Governor, Sec 42 (A). (1) (a) : <b>No prior permission of the Collector may be necessary for conversion of land use of any land held as an Occupants – Class 1 for any purpose as defined in the sanctioned development plan.</b> The planning authority shall ascertain from the <b><u>“concerned revenue authority”</u></b> the class of land, its occupancy &amp; encumbrances, if any thereupon, and ascertaining the same, it may grant the development permission, as per provisions of M.R.T.P. Act, 1966.</p> <p>However, It has not been classified about who is the <b><u>“concerned revenue authority”</u></b> from whom the Planning Authority shall ascertain about the class of land, its occupancy &amp; encumbrances.</p> <p>It is our suggestion that the conversion charges could be announced and be made public at the earliest.</p>
		It is advised that the planning authority could grant Full Commencement Certificate on the land owner/Developer attaching the online 7/12 Extract classifying the land as Class 1 and receipt for payment of Conversion charges and formal copy of Sanad to be given at the Time of Occupation Certificate clarification be issued at the earliest
5.	<p><b><u>REVISED N.A. - COLLECTOR MAY BE ABOLISHED / DISCONTIUNED. IMMEDIATELY.</u></b></p> <p>Presently the Collector has insisted revised N.A. because the earlier N.A. was for plotting proposal and current proposal is of a building proposal.</p>	<p>Now, N.A. is a non-agricultural permission for the conversion of agricultural land to non-agriculture use of land and once a N.A. is there for a land, requirement of a revised N.A. need not be insisted just because the plans of development of the land have been amended.</p> <p>Requirements of N.A. permission may need not be insisted for the same land twice.</p> <p>Hence, it is our request that <b><u>revised N.A. requirement of Collector could be abolished / discontinued at the earliest</u></b></p>

**DIFFICULTIES ARISE AT TILR/DILR AT THANE**

Sr. No.	Type of Hardship / Difficulties	Our Suggestions
1.	<p><b><u>GUT- BOOK / KJP /M.R.Plan / Village Map / Akarband</u></b>            After applying for <u>Gut- Book / KJP /M.R.Plan / Village Map / Akarband</u> sometime their records are damaged. It takes 15 days to 1 month to get CTS Plan.</p>	<p>It is our suggestion to keep all the records properly and updated. Since the main records are at Pune, one duplicate copy may be kept at every TILR/ DILR office. If records are damaged, the staff may be requested to prepare new plans from main records. This will avoid delay the applications in time frame of 2 days. All records may be incorporated in computerized format for faster processing, such that it may be available within 2-3 days.</p>
2.	<p><b><u>Issue of TILR Plan</u></b></p>	<ol style="list-style-type: none"> <li>1. It is suggested to make all TILR plans, records, gut book maps etc public and upload all their plans and data in its website.</li> <li>2. Time limit to be fixed for issue of TILR Plans and it could be issued within maximum of 15 days from the date of the application.</li> <li>3. <u>City Survey Plans to be Finalized as soon as possible:</u>            The city survey needs to be conducted in all Municipal Corporation areas as soon as possible on a war footing. This is as it is mandated already as per the GR issued by the State Government. To achieve this it is very important that each and every TILR office is instructed to finalize the City Survey Plans at the earliest as this <b><u>WOULD BRING IN THE PROCESS OF PROPERTY CARDS IN ALL MUNICIPAL CORPORATION AREAS</u></b>.</li> </ol>
3.	<p><b><u>Boundary fixation measurement part of land where 7/12 Extract are in name of Samaik Hissedars and part survey nos.</u></b></p>	<p>In case a particular owner who is having exclusive possession of land wants to fix boundary of his part, in that case signatures of other Hissedars need not be insisted.</p> <p>TILR needs to confirm the measurement mandatorily from Samaik Hissedars.</p>
4.	<p><b><u>Sub-division / Amalgamation</u></b>            The planning authority approves the plan of the contiguous land, however in the land records of the TILR / Revenue Department there is no procedure for amalgamation of lands.</p>	<p>In Thane, there must be a clear procedure and provision for Sub-division / Amalgamation.</p> <p>At present there is no clarity or procedure as to how it would happen.</p> <p>For this also there is at present no clarity or procedure as to how it would happen.</p>
5.	<p><b><u>Sub-division / Amalgamation for Affordable Housing.</u></b></p>	<ol style="list-style-type: none"> <li>1. In case of an affordable housing scheme, it has to be conveyed that the 25% land to the Planning authority after the development which will require sub-division of the contiguous land. For this also there is at present no clarity or procedure as to how it would happen.</li> </ol>

		<p>2. As such it is required that a <b><u>TILR SECTION IN VVCMC BE INITIATED AS SOON AS POSSIBLE FOR SUB-DIVISION AND AMALGAMATION OF AFFORDABLE HOUSING SCHEMES.</u></b></p>
<p>6.</p>	<p><b><u>REVISED N.A. - COLLECTOR MAY BE ABOLISHED / DISCONTIUNED. IMMEDIATELY.</u></b>  Presently the Collector has insisted revised N.A. because the earlier N.A. was for plotting proposal and current proposal is of a building proposal.</p>	<p>Now, N.A. is a non-agricultural permission for the conversion of agricultural land to non-agriculture use of land and once a N.A. is there for a land, requirement of a revised N.A. need not be insisted just because the plans of development of the land have been amended.</p> <p>Requirements of N.A. permission may need not be insisted for the same land twice.</p> <p>Hence, it is advised that <b><u>revised N.A. requirement of Collector could be abolished / discontinued at the earliest</u></b></p>

**DIFFICULTIES ARISE AT TILR/DILR AT KDMC (TITWALA)**

Sr. No.	Type of Hardship / Difficulties	Our Suggestions
1.	<p><b><u>GUT- BOOK / KJP /M.R.Plan / Village Map / Akarband</u></b>            After applying for Gut- Book / KJP /M.R.Plan / Village Map / Akarband sometime their records are damaged. It takes 15 days to 1 month to get CTS Plan.</p>	<p>It is our suggestion to keep all the records properly and updated. Since the main records are at Pune, one duplicate copy may be kept at every TILR/ DILR office. If records are damaged, the staff may be requested to prepare new plans from main records. This will avoid delay the applications in time frame of 2 days. All records may be incorporated in computerized format for faster processing, such that it may be available within 2-3 days.</p>
2.	<p><b><u>Issue of TILR Plan</u></b></p>	<ol style="list-style-type: none"> <li>1. It is suggested to make all TILR plans, records, gut book maps etc public and upload all their plans and data in its website.</li> <li>2. Time limit needs to be fixed for issue of TILR Plans and it could be issued within maximum of 15 days from the date of the application.</li> <li>3. <b><u>City Survey Plans to be finalized as soon as possible:</u></b>              In the case of KDMC, The city survey has been conducted in KDMC areas as per the GR issued by the State Govt. It is requested to direct the TILR office to finalize City Survey plans as soon as possible, which would bring in the process of Property cards in the KDMC.</li> </ol>
3.	<p><b><u>Boundary fixation measurement part of land where 7/12 Extract are in name of Samaik Hissedars and part survey nos.</u></b></p>	<p>In case a particular owner who is having exclusive possession of land wants to fix boundary of his part, in that case signatures of other Hissedars may need not be insisted.</p> <p>TILR may needs to confirm the measurement mandatorily from Samaik Hissedars.</p>
4.	<p><b><u>REVISED N.A. - COLLECTOR MAY BE ABOLISHED / DISCONTIUNED. IMMEDIATELY.</u></b>            Presently the Collector has insisted revised N.A. because the earlier N.A. was for plotting proposal and current proposal is of a building proposal.</p>	<p>Now, N.A. is a non-agricultural permission for the conversion of agricultural land to non-agriculture use of land and once a N.A. is there for a land, requirement of a revised N.A. need not be insisted just because the plans of development of the land have been amended.</p> <p>Requirements of N.A. permission need not be insisted for the same land twice.</p> <p>Hence, it is our request that <b><u>revised N.A. requirement of Collector could be abolished / discontinued at the earliest</u></b></p>

**DIFFICULTIES ARISE AT TILR/DILR AT ADTP – ASANGAON, THANE COLLECTOR**

Sr. No.	Type of Hardship / Difficulties	Our Suggestions
1.	<p><b><u>GUT- BOOK / KJP /M.R.Plan / Village Map / Akarband</u></b>            After applying for Gut- Book / KJP /M.R.Plan / Village Map / Akarband sometime their records are damaged. It takes 15days to 1 month to get CTS Plan.</p>	<p>It is suggested to keep all the records properly and updated. Since the main records are at Pune, one duplicate copy may be kept at every TILR/ DILR office. If records are damaged, the staff may be requested to prepare new plans from main records. This will avoid delay the applications in time frame of 2 days. All records may be incorporated in computerized format for faster processing, such that it may be available within 2-3 days.</p>
2.	<p><b><u>Issue of TILR Plan</u></b></p> <ol style="list-style-type: none"> <li>1. Major issue for the TILR plan is the Survey of the land by the TILR for which the appointed Date is not available and the TILR office gives a date only after 2 month or more. Otherwise it needs to be applied in urgent survey which is also a month around.</li> <li>2. After the Survey is done by the TILE, the issuance of TILR plan is also taking so much time.</li> </ol>	<ol style="list-style-type: none"> <li>1. It is suggested to make all TILR plans, records, gut book maps etc public and upload all their plans and data in its website.</li> <li>2. Time limit to be fixed for issue of TILR Plans and it could be issued within maximum of 15 days from the date of the application.</li> <li>3. <b><u>City Survey Plans to be Finalized as soon as possible:</u></b>            The city survey needs to be conducted in all Municipal Corporation areas as soon as possible on a war footing. This is as it is mandated already as per the GR issued by the State Government. To achieve this it is very important that each and every TILR office is instructed to finalize the City Survey Plans at the earliest as this <b><u>WOULD BRING IN THE PROCESS OF PROPERTY CARDS IN ALL MUNICIPAL CORPORATION AREAS.</u></b></li> </ol>
3.	<p><b><u>Boundary fixation measurement part of land where 7/12 Extract are in name of Samaik Hissedars and part survey nos.</u></b></p>	<p>In case a particular owner who is having exclusive possession of land wants to fix boundary of his part, in that case signatures of other Hissedars need not be insisted.</p> <p>TILR may needs to confirm the measurement mandatorily from Samaik Hissedars.</p>
4.	<p><b><u>NA PERMISISON AND BUILDING PERMISSION FROM THE THANE COLLECTOR TO BE GIVEN CONCURRENTLY WITH THE APPROVAL OF THE PLANS BY THE THANE ADTP.</u></b>            At present the procedure is that, after the plans are approved by the Thane ADTP, it is then sent to Thane Collector office which is also a very hectic procedure without any time limit. In some cases to obtain NA permission, it takes almost a year which makes the project completely unviable.</p>	<ol style="list-style-type: none"> <li>1. It is suggested that the procedure for granting NA does not have connection with the approval of plans and as such the Thane Collector may process NA applications independently without any building plans approval and it can go for processing the NA application simultaneously with the approval of plans by the Thane ADTP. Hence, it is our suggestion that not to wait for the approval from the Thane ADTP.</li> <li>2. NA permission and Building permission needs to be issued within 10 days of the approval of plans by the Thane ADTP office.</li> <li>3. This clarification requested to issue by the State Government at the earliest</li> </ol>

		<p>4. It is advised, once NA is taken then it need not be insisted for revised NA for the change of plan because land is already converted in the non agriculture.</p>
<p>5.</p>	<p><b><u>REVISED N.A. REQUIREMENT OF THANE ADTP / THANE COLLECTOR MAY BE ABOLISHED / DISCONTIUNED. IMMEDIATELY.</u></b></p>	<p>Now, N.A. is a non-agricultural permission for the conversion of agricultural land to non-agriculture use of land and once a N.A. is there for a land, requirement of a revised N.A. need not be insisted just because the plans of development of the land have been amended.</p> <p>Requirements of N.A. permission need not be insisted for the same land twice.</p> <p>Hence, our request is <b><u>revised N.A. requirement of Thane ADTP / Thane Collector needs to be abolished / discontinued at the earliest</u></b></p>

**DIFFICULTIES ARISE AT TILR/DILR AT RAIGAD- PANVEL**

Sr. No.	Type of Hardship / Difficulties	Our Suggestions
1.	<p><b><u>GUT- BOOK / KJP /M.R.Plan / Village Map / Akarband</u></b>            After applying for Gut- Book / KJP /M.R.Plan / Village Map / Akarband sometime their records are damaged. It takes 15days to 1 month to get CTS Plan.</p>	<p>It is suggested to keep all the records properly and updated. Since the main records are at Pune, one duplicate copy may be kept at every TILR/ DILR office. If records are damaged, the staff may be requested to prepare new plans from main records. This will avoid delay the applications in time frame of 2 days. All records may be incorporated in computerized format for faster processing, such that it may be available within 2-3 days.</p>
2.	<p><b><u>Issue of TILR Plan</u></b></p> <ol style="list-style-type: none"> <li>Major issue for the TILR plan is the Survey of the land by the TILR for which the appointed Date is not available and the TILR office gives a date only after 2 month or more. Otherwise it needs to be applied in urgent survey which is also a month around.</li> <li>After the Survey is done by the TILE, the issuance of TILR plan is also taking so much time.</li> </ol>	<ol style="list-style-type: none"> <li>It is our suggestion to make all TILR Plans, Records, Gut Book Maps etc in public domain and which may upload all their plans and data in TILR's website.</li> <li>Time limit to be fixed for issue of TILR Plans and it could be issued within maximum of 15 days from the date of the application.</li> <li><b><u>City Survey Plans to be Finalized as soon as possible:</u></b>            The city survey needs to be conducted in all Municipal Corporation areas as soon as possible on a war footing. This is as it is mandated already as per the GR issued by the State Government. To achieve this it is very important that each and every TILR office is instructed to finalize the City Survey Plans at the earliest as this <b><u>WOULD BRING IN THE PROCESS OF PROPERTY CARDS IN ALL MUNICIPAL CORPORATION AREAS).</u></b></li> </ol>
3.	<p><b><u>Boundary fixation measurement part of land where 7/12 Extract are in name of Samaik Hissedars and part survey nos.</u></b></p>	<p>In case a particular owner who is having exclusive possession of land wants to fix boundary of his part, in such case signatures of other Hissedars may need not be insisted.</p> <p>TILR may needs to confirm the measurement mandatorily from Samaik Hissedars.</p>
4.	<p><b><u>REVISED N.A. - COLLECTOR MAY BE ABOLISHED / DISCONTIUNED. IMMEDIATELY.</u></b>            Presently the Collector has insisted revised N.A. because the earlier N.A. was for plotting proposal and current proposal is of a building proposal.</p>	<p>Now, N.A. is a non-agricultural permission for the conversion of agricultural land to non-agriculture use of land and once a N.A. is there for a land, requirement of a revised N.A. need not be insisted just because the plans of development of the land have been amended.</p> <p>Requirements of N.A. permission may need not be insisted for the same land twice.</p> <p>Hence, our request is that <b><u>revised N.A. requirement of the Collector could be abolished / discontinued at the earliest</u></b></p>

**MUMBAI SUBURBAN DISTRICT**

**DIFFICULTIES ARISE AT CITY SURVEY OFFICE/ SUPRITENDENT OF LAND RECORD / COLLECTOR WHILE OBTAINING THE ABOVE DOCUMENTS AND OUR SUGGESTIONS.**

**CITY SURVEY OFFICE**

Sr. No.	Type of Hardship / Difficulties	Our Suggestions
1.	<p><b><u>CTS Plan/KJP/M.R.Plan/ inquiry Ragistered/Tikka Sheet.</u></b>            After applying for KJP/M.R.Plan/ inquiry Ragistered/Tikka Sheet.            In CTS Plans sometime their records are damaged. It takes 15days to 1 month to get CTS Plan.</p>	<p>It is our suggestion to keep all the records properly and updated. Since the main records are at Pune, one duplicate copy may be kept at every City Survey office. If the sheets are damaged, the staff may be requested to prepare new plans from main records. This will avoid delay and expedite the applications in time frame of 2 days. All records may be incorporated in computerized format for faster processing, so that it could be available with 2-3 days.</p>
2.	<p><b><u>P.R. Cards in words and figures.</u></b>            Present practice at CTSO :            On making application for Property Register Card In words at CTSO, a letter from B. P. Dept., Architect Appointment letter, Ownership proof etc is being requested by the Department.</p> <p>If plot is subdivided then the file goes to SLR for their signature.</p>	<p>a) While developing any plot / building, as per modified DCR Building Proposal Department insists for P.R. card in-words for area confirmation.</p> <p>b) In the case of redevelopment of property, if existing owner or society or existing occupier applies for P.R. Card in words, it is suggested that the directions could be given to the department, not to insist for any documents/ownership proof with application, as was being done before 2012, and the P.R. Cards could be obtained within 7 days.</p> <p>It is our suggestion that in case of sub-divided plot, file may not be sent to SLR for their signature. After receiving sub-division order from collector, CTSO may carry out actual measurement as per the order on site then only sub-divided P. R. Cards could be issued.</p> <p>Also it could be considered that when CTSO is issuing sub-divided P. R. Cards after proper measurement, SLR's signature may not be required in this regard.</p> <p>It is advised that the CTSO can issue the P. R. Cards in words without signature of SLR within 7 days of application.</p>
3.	<p><b><u>Name transfer in P.R. Cards.</u></b></p>	<p>It is our suggestion to CTSO not to insist for Statement (Jawab) by owners when conveyance at the Sub Registrar office are already submitted to CTSO.</p> <p>CTSO may issue notice no.9 with 7 days notice period.</p> <p>Later, Issue new property card within 10 days.</p>

<p>4.</p>	<p><b><u>Name transfer in P.R. Cards for road/road set-back &amp; reservations. handover as per possession receipts by MCGM.</u></b>  Present practice of CTSO :  When MCGM send letter to CTSO for name transfer, CTSO wants another application from the owner with sign for name transfer.</p>	<p>Kindly instruct CTSO, in case were owner handover land to MCGM/Government &amp; apply for name transfer, the CTSO may not ask another application from owner.</p> <p>Notice No. 9 may not be asked for the same, as MCGM &amp; Owner are aware of this.</p>
<p>5.</p>	<p><b><u>Separate P.R. Card for Set-Back / Road/ Reservations Land Handover to MCGM.</u></b>  The Developers when they are developing their lands invariably have some Road set back /Road / Reservations land to be handed to M.C.G.M.  J. M. is done by CTSO as per MCGM requirement. After Joint Measurement area was confirm by CTSO, thereafter CTSO ask for sub- division order from collector as per Joint measurement plan. CTSO again send letter for measurement to owner &amp; MCGM &amp; adjoining plot holders. After subdivision measurement on site done by CTSO, later separate PRC is issued, which consumes lot of time unnecessarily. I.e. around 2 -3 months.</p>	<p>Once CTSO is done with Joint measurement as per MCGM requirement &amp; all areas (Road/ Reservation) was confirmed by CTSO. They may not ask for Sub- division order &amp; Subdivision measurement as it is not necessary. Separate PRC may be issued by CTSO within 10 Days on Basis of Joint Measurement</p>
<p>6.</p>	<p><b><u>T.P. Implement on PRC</u></b>  Present Practice :  Apply to SLR for T.P. Implementation on PRC as per TPS Scheme.  SLR Send letter to CTSO for Measurement as per T.P. Remarks,  CTSO issue Challan for Measurement Fees to owner.  After Fees paid for Measurement, CTSO issued letter for measurement. After measurement done on site CTSO prepares measurement plan &amp; Send to SLR for TP implementation.  Later SLR gives order to CTSO for TP implementation on PRC.  CTSO then issues new PRC as per TP.</p> <p>TP plan are issued in 2 different scales. i.e. British &amp; Metric, which doesn't match on plan accurately.</p>	<p>For TP implementation application may be made to CTSO &amp; when the measurement is done, the final may be same to SLR.</p> <p>TP may be made available on only Metric scale for accuracy.</p>

**DIFFICULTIES ARISES AT SUPRINTENDENT OF LAND RECORDS OFFICE WHILE OBTAINING DOCUMENTS AND OUR SUGGESTIONS.**

**AREA CORRECTION**

Sr. No.	Type of Hardship / Difficulties	Our suggestions
	<ol style="list-style-type: none"> <li>1. Presently, where there is any difference in the area measured at the time of N.A. measurement with the records while granting of N.A. permission then CTSO office put file to SLR area correction.</li> <li>2. This activity of area correction is then very well exploited by the file, asking for irreverent queries and the file does not move for the approval of the area correction unless it is followed up with the concerned desk officer and SLR office.</li> <li>3. There is no transparency in the processing of the and nobody is aware where the file is stuck and what is the issue in it.</li> <li>4. This is unfortunate and there is no time limit prescribed for granting area correction approval.</li> <li>5. There is very high corruption and this cannot be tolerated and needs to be addressed immediately.</li> </ol>	<ol style="list-style-type: none"> <li>1. ALL area correction files may be cleared with ten days of it being sent to sir.</li> </ol>
	<p><b><u>APPEAL IN SLR OFFICE</u></b></p> <ol style="list-style-type: none"> <li>1. Presently, any appeal being filed in the SLR office, there is no time limit fixed for SLR to decide the same and the SLR is taking more time for finalization appeal matters.</li> </ol>	<ol style="list-style-type: none"> <li>1. All Appeals be disposed off within 2 months from date of the admission of the appeal by the SLR.</li> </ol>
	<p><b><u>VILLAGE BOUNDARY.</u></b></p> <p>In some case, plots are affected by different village boundaries (CTSO survey) &amp; ward boundaries ( MCGM). Which doesn't have any clarity for approvals and procedures.</p>	<p>In these cases, the authority may be defined for approvals.</p>

**DIFFICULTIES ARISES AT COLLECTOR OFFICE WHILE OBTAINING PERMISSIONS AND OUR SUGGESTIONS.**

	<p><b><u>Sub-division/Amalgamation order &amp; N.A. Order &amp; Measurements</u></b> Present Practice : At the time of Sub-division/Amalgamation order &amp; N.A. Orders issued from collector office &amp; Measurements. We have to go to Collector office &amp; CTSO office one after other twice.</p>	<p>Kindly issue Sub-division/ Amalgamation order &amp; N.A. Order at one approval only. It will be better if it is given by Tahsildar.</p>
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